

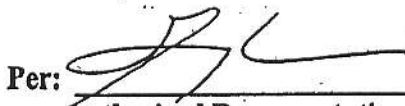
**THE MARATHON
RENOVATION
WARRANTY**

POLICY #: MARR0071

DECLARATION PAGE

1. **CONTRACTOR:** APPLETON CONTRACTING LTD.
2. **INSURED:** OWNERS OF STRATA PLAN VAS 2876
3. **PROJECT:** OAK LANE
4. **INSURED SITE:** 980 WEST 21ST AVENUE, VANCOUVER, BC, V5Z 1Z1.
5. **INTEREST INSURED:** THE LABOUR & MATERIAL COSTS OF:
THE CONTRACTED RENOVATION WORK
6. **POLICY PERIODS:** LABOUR & MATERIAL WARRANTY – PARTIAL REPAIRS
EFFECTIVE DATE: SEPTEMBER 19th, 2003 – EXPIRY DATE: SEPTEMBER 19th, 2005.
12:01 A.M. PACIFIC STANDARD TIME
BUILDING ENVELOPE WARRANTY – FULL REPAIRS
EFFECTIVE DATE: SEPTEMBER 19th, 2003 – EXPIRY DATE: SEPTEMBER 19th, 2008.
12:01 A.M. PACIFIC STANDARD TIME
7. **COVERAGE:** AS PER RIDERS ATTACHED
8. **LIMIT OF LIABILITY:** \$ 735,589.00 (125% OF CONTRACT PRICE)
9. **CONTRACT PRICE:** \$ 588,471.00
10. **WARRANTY COST:** \$ 41,193.00 (.070)
11. **INSURER:** ROYAL & SUN ALLIANCE INSURANCE COMPANY OF CANADA
10 WELLINGTON STREET EAST, TORONTO, ONTARIO, M5E 1L5.
12. **BROKER OF RECORD:** WYLIE-CRUMP LIMITED
900 WEST GEORGIA STREET, VANCOUVER, B. C., V6C 2W6.

DATE: February 24, 2004

Per: 

Authorized Representative of Insurer

ROYAL &  SUNALLIANCE

Forward thinking since 1710™

DESCRIPTION OF WORK/COVERAGE AND TERM OF WARRANTY

It is understood and agreed that the warranty herein applies only to the approved design and specifications filed with Marathon Warranty Corporation with regard to exterior repair work designed by BC Building Science & Engineering Ltd. and completed by Appleton Contracting Ltd.

Term of warranty:

2-YEAR LABOUR AND MATERIALS WARRANTY

Area of coverage:

The above warranty terms apply to the entry walls of the ground floor section of the North elevation, the elevator penthouse walls and the West elevation firewall as identified by the BC Building Science & Engineering Ltd. First Floor Plan View Drawing #011 dated 26/06/02 and Plan View Drawings #011 to 014 dated 26/06/02.

General description of work:

- Resurface existing block or concrete walls.

2-YEAR LABOUR AND MATERIALS WARRANTY

5-YEAR WATER INGRESS WARRANTY

Area of coverage:

The above warranty terms apply to the remainder of the North elevation and the full South and East elevations of the apartment building.

General description of work:

- Removal of face sealed wall cladding and replacement with a rainscreen stucco cladding system.
- Replacement of compromised structural framing members and exterior wall sheathing.
- Waterproof detailing to window and exterior door openings.
- New windows and doors.
- New flashing, and new hand railings.

Excluded from coverage under this warranty is the following:

- Reused windows or doors.
- Horizontal waterproofing membranes.
- Roofing and associated flashing.
- Items identified as N/A (not applicable) in the attached Schedule of Repair Items Under Warranty.

Attached to and forming part of policy # MARR0071

THE MARATHON WARRANTY CORPORATION

C/O WYLIE-CRUMP LIMITED - INSURANCE BROKERS
#105 - 900 W. GEORGIA ST., VANCOUVER, B.C. V6C 2W6
TELEPHONE: 604-687-8888 FACSIMILE: 604-687-8858

FINAL INVOICE #0071

DATE: FEBRUARY 24, 2004

TO: OWNERS OF STRATA PLAN VAS 2876 /
APPLETON CONTRACTING LTD.

ATTN: RAYMOND JANG (R. JANG & ASSOCIATES LTD. /
OWNER'S REPRESENTATIVE)

RE: OAK LANE
980 WEST 21ST AVENUE, VANCOUVER

POLICY # MAR0071

EFFECTIVE DATE: AS PER POLICY

EXPIRY DATE: AS PER POLICY

TERM: 2 YEARS TARGET REPAIR / PARTIAL RAIN SCREEN ELEVATIONS
5 YEARS FULL RAIN SCREEN ELEVATIONS

INSURER: ROYAL & SUNALLIANCE

HPO LICENSE FEE (17 @ \$25/UNIT) \$ 425 (PAID 7/04/02)

ACTUAL WARRANTY COST \$ 41,193
ACTUAL CONTRACT PRICE: \$588,471
ADJUSTMENT RATE: 0.070

ORIGINAL WARRANTY COST *\$ 30,000CR (PAID 9/09/02)
ESTIMATE CONTRACT PRICE: \$413,983
ADJUSTMENT RATE: 0.070
(MINIMUM \$30,000 WARRANTY COST)

ADDITIONAL WARRANTY COST: \$ 11,193



INVOICE #0071 FINAL

FEBRUARY 24, 2004



REPRESENTING:



THROUGH:



Certificate of Substantial Performance

PROJECT NAME: OAK LANE; STRATA PLAN VAS 2876

PROJECT: 'BUILDING ENVELOPE RENOVATION'

PROJECT ADDRESS: 980 WEST 21ST AVENUE, VANCOUVER, B.C.

PROJECT DESCRIPTION: Complete renovation and replacement of the exterior walls, balconies, roof-decks, windows and doors, perimeters of the patio waterproofing and the addition of overhangs to the main and 3rd floor roof perimeters and re-design and addition of a new front entry canopy system.

To all interested parties please note that in accordance with the contract dated: September 23, 2002

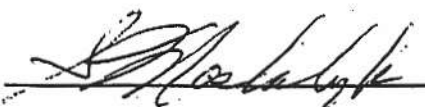
Between the OWNER: The Owners; 'Strata Plan VAS 2876'
C/o R. Jang & Associates Ltd.
1010 West Broadway, Vancouver, B.C., V6H 1E6
Attention: Raymond Jang, Property Manager

And CONTRACTOR: Appleton Contracting Ltd.
Unit 319 - 8988 Fraserton Court
Burnaby, B.C., V5J 5H8
Attention: Bob Appleton, President

And for which the
CONSULTANT is: BC Building Science & Engineering Ltd.
611 Bent Court
New Westminster, B.C., V3N 1S1
Attention: Steven Moskalyk, BEP, P.Eng., Principal

that this document is issued by the Consultant to certify that the Contract described above is considered to have been SUBSTANTIALLY PERFORMED on: **SEPTEMBER 19, 2003**

Please also note that for all purposes under the contract described, wherein the rights, duties, and obligations of all parties concerned are described, and for all purposes under the Lien Legislation applicable to the place of work, *Substantial Performance* shall be regarded as equivalent to "completed" as described within the definitions of the applicable legislation. All interested parties should refer to the legislation for any rights and protections they may have or that may be applicable to this Contract.

CONSULTANT SIGNATURE: 

CONSULTANT NAME: Steven Moskalyk, BEP, P.Eng., Principal

DATE OF ISSUE: September 19, 2003



Exterior Products / Manufacturer:

Component	Manufacturer	Product Name	Warranty
Roofing – SBS Membrane *	Soprema	Base - Sopralene Flam 180 Cap - Sopralene 180 GR	2 Year Contractor
Stucco - Base	Imasco	Greatwall	2 Year Contractor 5 Year Manufacturer
Stucco - Finish	Imasco	Acrylic Finish	2 Year Contractor 5 Year Manufacturer
Brick Veneer	I-XL	Thin Brick	2 Year Contractor
Glass Block	Pittsburgh Corning	Wolke	2 Year Contractor
Windows	Starline Windows	7000 Series	10 Year Manufacturer
Sliding Doors	Starline Windows	8500 Series	10 Year Manufacturer
Exterior Sealant	Tremco	Dymeric Dymonic	5 Year Contractor
Balcony Membrane	Dec-K-ing	Roofseal 60 mil	10 Year Contractor 10 Years Manufacturer
Flashing	Makin Metals	26ga 'Charcoal' 26ga 'Antique Linen' 26ga 'Tan'	N/A
Exterior Paint	ICI Paints	GP Dulux WetherGuard Satin Exterior Latex	N/A

* Material information applies to new overhangs constructed at the main roof perimeter, and over two third floor doors only (Unit 303). The main roof area is existing material.

Warranty Summary

Project Description: Building Envelope Renovation – *Oak Lane Strata Plan VAS 2876*

Building Envelope Consultant: BC Building Science & Engineering Ltd.
611 Bent Court, New Westminster BC
V3M 1V3

Contractor: Appleton Contracting Ltd.
319 – 8988 Fraserton Court Burnaby BC
V5J 5H8

Date of Substantial Completion: September 19, 2003
(Warranty Commencement Date)

Warranty Provider: MARATHON WARRANTY CORPORATION
#201 – 20334 – 56th Ave.
Langley BC V3A 3Y7
Phone: 604-530-9772
Fax: 604-530-9995

Warranty Expiry Date: September 19, 2005 Labour & Materials
September 19, 2008 Water Ingress

In accordance with the Homeowner Protection Act of British Columbia, the Oak Lane Strata Plan VAS 2876 MOP has been reviewed and approved by the following parties.

Contractor: Appleton Contracting Ltd.
319 – 8988 Fraserton Court Burnaby BC V5J 5H8

Signature

Date

Building Envelope
Consultant:

BC Building Science & Engineering Ltd.
611 Bent Court, New Westminster BC V3M 1V3

Signature

Date